

---

**CARMEL CITY CODE****CHAPTER 10: ZONING & SUBDIVISIONS****ARTICLE 1: ZONING CODE****CARMEL ZONING ORDINANCE****CHAPTER 23G: WEST 116<sup>TH</sup> STREET OVERLAY ZONE**

- 23G.00 West 116<sup>th</sup> Street Overlay Zone.
- 23G.01 District Boundaries.
- 23G.02 Permitted Uses.
- 23G.03 Height and Area Requirements.
- 23G.04 Minimum Lot Standards.
- 23G.05 Other Requirements.

**23G.00      West 116<sup>th</sup> Street Overlay Zone.**

- 23G.00.01      Purpose, Intent and Authority. The purpose of this zone is to protect the estate character of the area. This district is superimposed over the other primary zoning districts and its regulations shall supersede those of the primary zoning districts over which it is superimposed. The Plan Commission and Council, in establishing this zone, are relying on I.C. 36-7-4-100 *et seq.*
- 23G.00.02      Plan Commission Approval.
  - A.      Development Plan (DP). Not required.
  - B.      Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). Not required.
- 23G.00.99      Application Procedure.
  - A.      Development Plan. Not required.
  - B.      Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). Not required.

**23G.01      District Boundaries.**

The boundaries of the West 116<sup>th</sup> Street Overlay Zone are hereby established as shown on the Zoning Map.

- 23G.01.01      Parcels in the P-1/Parks District are exempt from the requirements of the Zone.
- 23G.01.02      Parcels in subdivisions platted as of the date of this ordinance are exempt from the requirements of the Zone.
- 23G.01.03      Portions of parcels extending beyond a depth of greater than or equal to 990 feet from the center line of 116<sup>th</sup> Street are exempt from the requirements of the Zone.

**23G.02      Permitted Uses.**

All Uses which are permitted in the underlying primary zoning district(s) are permitted in the Zone.

**23G.03      Height and Area Requirements.**

23G.03.01      Minimum Lot Area: No new lot may be created with an area less than three (3) acres.

23G.03.02      Parcels in the Zone may not be platted as prescribed in *Chapter 7* of the Subdivision Control Ordinance.

**23G.04      Minimum Lot Standards.**

23G.04.01      Minimum Front Yard: One hundred (100) feet.

**23G.05      Other Requirements.**

All other requirements not mentioned in this Chapter shall remain as stated for that primary zoning classification district mapped.

---

---

**CHAPTER 23G: WEST 116<sup>TH</sup> STREET OVERLAY ZONE  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
Z-473-05	05010022 OA	April 18, 2005	April 18, 2005	